

WRITTEN BID—SALE OF SURPLUS REAL PROPERTY

**Existing Building on Commercial Retail Parcel at 900 Main Street, Cambria, CA 93428
Subject to Approval by the San Luis Obispo County Board of Supervisors**

**WRITTEN BIDS MUST BE RECEIVED ON OR BEFORE
JANUARY 25, 2016 AT 5:00 PM**

By signing below, the Bidder agrees to the following conditions of sale and submits an irrevocable offer to purchase:

1. The property is one existing building on one parcel in Cambria (APN 022-251-019) located at 900 Main Street near the intersection of Cornwall Street and consists of an approximately 2,331 square foot building on an approximately 9,888 square foot improved site zoned Commercial Retail. The general location of the parcel is shown on Page 4 and the assessor's parcel map as shown on Page 5.
2. The minimum bid for this property is **\$497,500**, and no oral or written bid will be considered that is less than the minimum bid.
3. The property includes 0.58 water Equivalent Dwelling Units (EDUs).
4. The property contains a legal, non-conforming building due to setbacks. Any new development would have to conform to the required setbacks.
5. The eave on southeasterly side of building extends over the property line. Included with the property will be an easement of five (5.00) feet in width over the adjacent parcel and along the southeasterly property line, to accommodate the encroachment of the southeasterly building eave and to provide surface access to the property. Bidder has reviewed the Agreement and Grant of Easement and agrees to sign it prior to close of escrow, to be recorded with the Grant Deed.
6. The northwesterly side of the building was constructed without a setback due to the location of the eave on the northwesterly side.
7. Building skylights have been inspected, repaired and re-caulked to fix leaks. No roof leaks are currently evident. County recommends that purchaser performs an annual inspection of the skylights.
8. The County has established best management practices (BMPs) for storm water management at the property, and a copy of the County's most recent inspection report is available upon request.
9. The property is located within an area declared by FEMA as Flood Hazard Zone AE, an area of 0.1% annual chance of flood (100-year flood).
10. If the successful bidder fails to purchase the property, the County reserves the right to take such measures as it deems appropriate to sell it. The County may, but shall have no obligation to, accept the next highest bid or successive high bid.

11. Fire sprinklers are not installed in the existing building. Bidder is advised to conduct his/her own due diligence with the Cambria Fire Department on the sprinkler requirements for proposed uses of the property which may necessitate the requirement for fire sprinklers.
12. No conditions of sale are acceptable, and the property is sold as-is. Buyer is encouraged to conduct his/her own due diligence regarding the property, prior to submitting a bid.
13. Escrow to close within 45 days after the Board of Supervisors' acceptance of the bid.
14. Bidder encloses a **deposit ("Bidder's Security") in the form of a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000.** Bidder's Security will be returned to the unsuccessful bidder(s) within five (5) days after the auction date. The Bidder's Security is nonrefundable in the event that this bid is the highest bid.
15. Written bids must be received at the address below on or before Monday, January 25, 2016 at 5:00 PM, and will be opened by the Board of Supervisors at a public auction held on Tuesday, January 26, 2016 at 1:30 PM, or as soon as possible thereafter as placed on the agenda, followed by an opportunity for oral bidding.
16. Prior to accepting any written proposal, the Board of Supervisors will call for oral bids and consider any such bids in conformity with Government Code Section 25531. Oral bidders must submit a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000 at the time of the bid. An oral bid will only be considered if the price exceeds the highest written bid by at least five percent (5%). If the successful bid is an oral bid, the bidder or bidder's real estate agent must sign this written bid form at the conclusion of the auction. If no written bids are received, no oral bidding will take place. The County reserves the right to reject all offers.
17. Closing costs will be split between the County and the successful bidder as is customary in San Luis Obispo County. Escrow will be with First American Title Company in San Luis Obispo, unless the County selects another title company.
18. Upon successful close of escrow, a real estate sales commission of three percent (3%) of the selling price, or an amount as otherwise determined by Business & Professions Code Section 10131 and California Government Code Sections 25531 and 25532, shall be payable from the proceeds of sale to a selling broker who is instrumental in obtaining the offer to purchase, provided the broker is identified at the time of the bid. No commission shall be paid if the real estate broker and commission are not identified with the bid, whether written or oral.
19. Sealed written bids must be identified on the outside of the envelope with the name of the Bidder and state "Sealed Bid for the Purchase of Cambria Commercial Building at

the Board Hearing on Tuesday, January 26, 2016", and must be received by the County on or before Monday, January 25, 2016 at 5:00 PM at:

Mailing Address:

County of San Luis Obispo
Central Services Department
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTN: Real Property Manager

Walk-Ins:

County of San Luis Obispo
Central Services Department
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTN: Real Property Manager

Name(s) of Bidder: _____

Bidder's Street Address: _____

City: _____ State: _____ Zip: _____

Bidder's Mailing Address: _____

City: _____ State: _____ Zip: _____

Bidder's E-mail Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

A California licensed real estate broker has been instrumental in submittal of this offer to purchase, and I request payment of a commission in the amount of 3% of the sales price to the following brokerage, unless otherwise determined by California Business & Professions Code Section 10131 and Government Code Sections 25531 and 25532.

Name of Real Estate Agent representing Bidder: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Phone: _____ Brokerage Cell: _____

By placing this bid, bidder agrees to all conditions #1-19 above.

Bid Amount: \$ _____ (no less than \$497,500)

Bidder's Signature by: _____
If signed by bidder's real estate broker

QUESTIONS MAY BE DIRECTED TO COUNTY REAL PROPERTY MANAGER:

SHAUNA DRAGOMIR AT sdragomir@co.slo.ca.us, PHONE 805-781-5206

**LOCATION MAP
FORMER CAMBRIA LIBRARY
900 MAIN STREET, CAMBRIA**



**PARCEL BOUNDARIES ARE APPROXIMATE AND
SHALL NOT BE DEEMED AS ACCURATE**

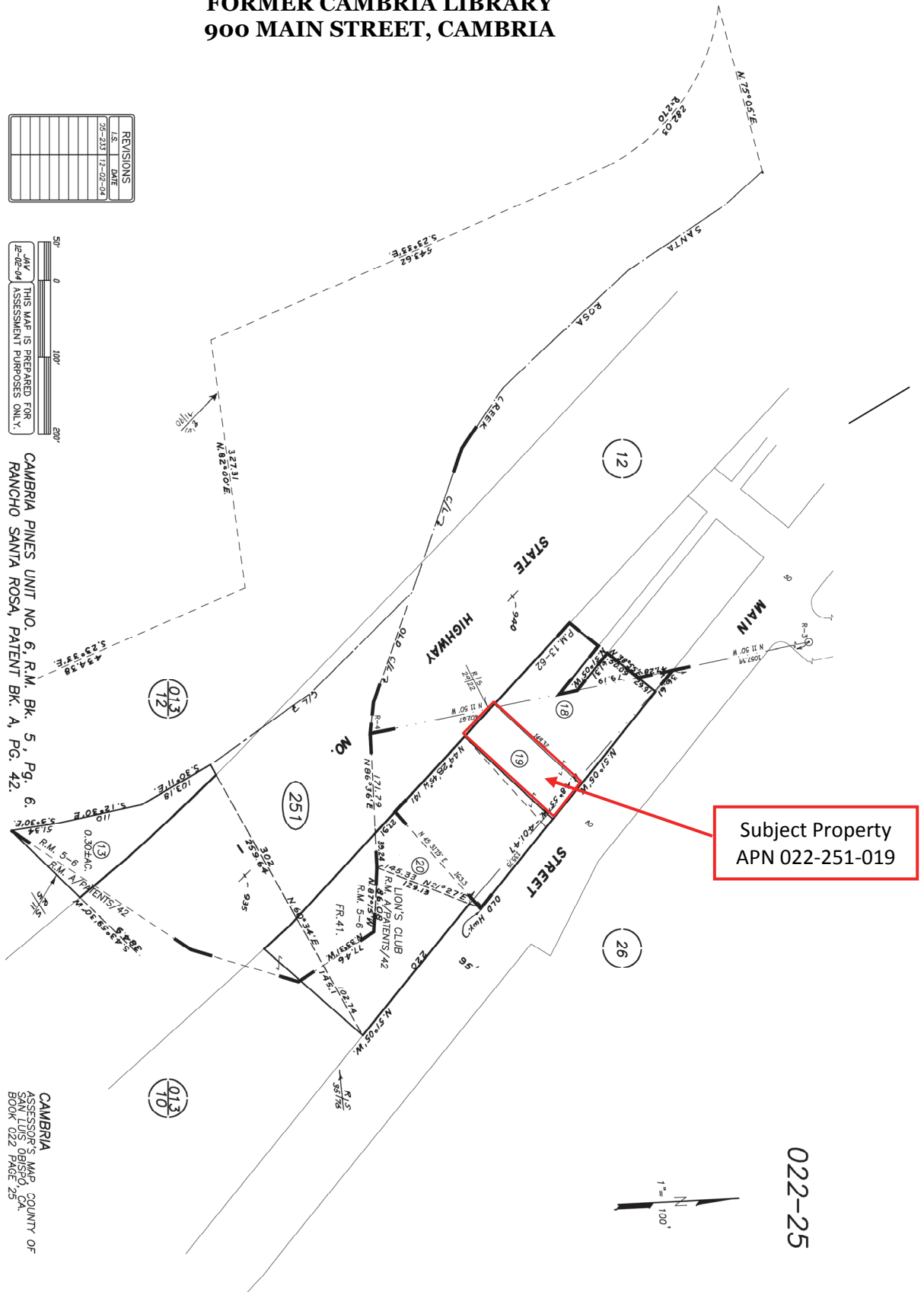
ASSESSOR'S PARCEL MAP FORMER CAMBRIA LIBRARY 900 MAIN STREET, CAMBRIA

REVISIONS	
LS	DATE
05-233	12-02-04



CAMBRIA PINES UNIT NO. 6, R.M. BK. 5, Pg. 6.
RANCHO SANTA ROSA, PATENT BK. 4, PG. 42.

CAMBRIA
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 022 PAGE 25



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SHALL NOT BE DEEMED AS ACCURATE